

# 2023 Florida Building Code, Residential, Eighth Edition

## CHAPTER 3 BUILDING PLANNING

### R322.1 General.

Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in [Table R301.2\(1\)](#), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with [ASCE 24](#).

#### R322.1.1 Alternative provisions.

As an alternative to the requirements in [Section R322](#), [ASCE 24](#) is permitted subject to the limitations of this code and the limitations therein.

#### R322.1.2 Structural systems.

Structural systems of buildings and structures shall be designed, connected and anchored to resist flotation, collapse or permanent lateral movement due to structural loads and stresses from flooding equal to the design flood elevation.

#### R322.1.3 Flood-resistant construction.

Buildings and structures erected in areas prone to flooding shall be constructed by methods and practices that minimize flood damage.

#### R322.1.4 Establishing the design flood elevation.

The design flood elevation shall be used to define flood hazard areas. At a minimum, the design flood elevation shall be the higher of the following:

1. The base flood elevation at the depth of peak elevation of flooding, including wave height, that has a 1 percent (100-year flood) or greater chance of being equaled or exceeded in any given year; or
2. The elevation of the design flood associated with the area designated on a flood hazard map adopted by the community, or otherwise legally designated.

##### R322.1.4.1 Determination of design flood elevations.

If design flood elevations are not specified, the *building official* is authorized to require the applicant to comply with either of the following:

1. Obtain and reasonably use data available from a federal, state or other source; or
2. Determine the design flood elevation in accordance with accepted hydrologic and hydraulic engineering practices used to define special flood hazard areas. Determinations shall be undertaken by a registered *design professional* who shall document that the technical methods used reflect currently accepted engineering practice. Studies, analyses and computations shall be submitted in sufficient detail to allow thorough review and approval.

##### R322.1.4.2 Determination of impacts.

In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the applicant shall demonstrate that the effect of the proposed buildings and structures on design flood elevations, including fill, when combined with other existing and anticipated flood hazard area encroachments, will not increase the design flood elevation more than 1 foot (305 mm) at any point within the *jurisdiction*.

#### R322.1.5 Lowest floor.

The lowest floor shall be the lowest floor of the lowest enclosed area, including *basement*, and excluding any unfinished flood-resistant enclosure that is useable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the building or structure in violation of this section.

#### R322.1.6 Protection of mechanical, plumbing and electrical systems.

Electrical systems, *equipment* and components; heating, ventilating, air conditioning; plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* shall be located at or above the [elevation required in Section R322.2 or R322.3](#). Replacement of exterior equipment and exterior appliances damaged by flood shall meet the requirements of [this section](#). If replaced as part of a substantial improvement, electrical systems, *equipment* and components; heating,

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ventilating, air conditioning and plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* shall meet the requirements of this section. Systems, fixtures, and *equipment* and components shall not be mounted on or penetrate through walls intended to break away under flood loads.

**Exception:** Locating electrical systems, *equipment* and components; heating, ventilating, air conditioning; plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* is permitted below the elevation required in [Section R322.2](#) or [R322.3](#) provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during [the occurrence of flooding to the required elevation in](#) accordance with [ASCE 24](#). Equipment for pools, spas and water features shall be permitted below the elevation required in [Section R322.2](#) or [R322.3](#) provided it is elevated to the extent practical, is anchored to prevent flotation and resist flood forces, and is supplied by branch circuits that have ground-fault circuit-interrupter protection. Electrical wiring systems are permitted to be located below the required elevation provided that they conform to the provisions of the electrical part of this code for wet locations.

#### **R322.1.7 Protection of water supply and sanitary sewage systems.**

New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems in accordance with the plumbing provisions of this code. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into systems and discharges from systems into floodwaters in accordance with the plumbing provisions of this code and in accordance with [Chapter 64E-6, Florida Administrative Code](#), Standards for Onsite Sewage Treatment and Disposal Systems.

#### **R322.1.8 Flood-resistant materials.**

Building materials and installation methods used for flooring and interior and exterior walls and wall coverings below the elevation required in [Section R322.2](#) or [R322.3](#) shall be flood damage-resistant materials that conform to the provisions of [FEMA TB-2](#).

#### **R322.1.9 Manufactured homes.**

In addition to the applicable requirements of the state agency with jurisdiction over installation of manufactured homes, installation of manufactured homes in flood hazard areas is subject to the applicable provisions of the local floodplain management ordinance.

#### **R322.1.10 As-built elevation documentation.**

A [licensed professional surveyor and mapper or registered design professional](#) shall prepare and seal documentation of the elevations specified in [Section R322.2](#) or [R322.3](#).

#### **R322.1.11 Structures seaward of a coastal control construction line.**

In addition to the requirements of this section, structures located in flood hazard areas and seaward of the coastal construction line shall be designed to resist the predicted forces of a 100-year storm event in accordance with Section 3109 of the [Florida Building Code, Building](#), and the more restrictive provisions shall govern.